



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263033 BUTTE HILLS Way, Rural Rocky View County T4A 0N9**

MLS® #: **A2180795**

Area: **Butte Hills**

Listing Date: **11/23/24**

List Price: **\$999,999**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Rural Rocky View County**

Year Built: **0**

Lot Information

Lot Sz Ar: **124,581 sqft**  
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Level**  
Park Feat:

DOM

**70**

Layout

Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof:  
Heating:  
Sewer: **Other**  
Ext Feat:

Construction:  
Flooring:  
Water Source: **Co-operative**  
Fnd/Bsmt:

Kitchen Appl:  
Int Feat:  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **0212449**

Zoning: **R1**

Remarks

Pub Rmks: **For more information, please click Brochure button below. Welcome to this dream property! This rare 2.76 acre acreage lot offers a unique opportunity to potentially build your custom home in one of the most desirable communities just outside Calgary. Situated only a 10-minute drive from Calgary and a 5-minute drive from CrossIron Mills Mall, you'll enjoy the perfect blend of peaceful country living with all the conveniences of city amenities at your fingertips. This fully serviced lot is ready for development, offering ample space for your ideal home, garage, and outdoor living areas. Don't miss your chance to own this exceptional piece of land in an unbeatable location! Don't miss out on this Property!**

Inclusions:  
Property Listed By:

**none**  
**Easy List Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

